EXECUTIVE SUMMARY

WILTON RANCHERIA FEE-TO-TRUST AND CASINO PROJECT
DRAFT ENVIRONMENTAL IMPACT STATEMENT/TRIBAL PROJECT
ENVIRONMENTAL DOCUMENT

EXECUTIVE SUMMARY
DRAFT ENVIRONMENTAL IMPACT STATEMENT

ES.1 INTRODUCTION

The Bureau of Indian Affairs (BIA) has initiated an Environmental Impact Statement (EIS) for Wilton Rancheria's proposed 282-acre fee-to-trust action in unincorporated Sacramento County, California in compliance with the National Environmental Policy Act (NEPA). The EIS also satisfies the requirements for the Tribal Project Environmental Document (TPED) that the Wilton Rancheria (Tribe) agreed to prepare, and also the Tribal Environmental Impact Report (TEIR) that is expected to be required by the Tribe's future gaming compact with the State of California. The combined EIS/TPED/TEIR will hereinafter be referred to as an EIS. The Proposed Action will consist of the transfer of a 282-acre property from fee to trust status for the purposes of the development of a casino, hotel, and associated facilities. This Draft EIS was prepared to assess the environmental consequences of the Proposed Action and various alternatives.

NEPA integrates environmental considerations into the planning process and decisions of federal agencies and provides an interdisciplinary framework to ensure that federal agency decision-makers consider environmental factors. NEPA requires the preparation of an EIS for major federal actions that may significantly affect the quality of the environment. The BIA serves as the Lead Agency for NEPA compliance, with the Tribe, the City of Galt, Sacramento County, and the U.S. Environmental Protection Agency (USEPA) serving as Cooperating Agencies (**Appendix A**).

The 2011 Memorandum of Understanding (MOU) between the County of Sacramento, City of Elk Grove, and the Wilton Rancheria (**Appendix B**) contains provisions for the preparation of a TPED. This EIS meets all the requirements of the TPED specified in the MOU. Additionally, the Tribe has prepared a Tribal Environmental Impact Report (TEIR) checklist in response to the requirements of a future Tribal-State Gaming Compact, which include analysis of potential off-reservation impacts. The Tribe's TEIR checklist has been included as **Appendix G**. Where applicable, the TEIR checklist refers to sections of the EIS that address each specific TEIR issue areas. It is anticipated that the EIS will satisfy the requirements of the future compact.

The Tribe proposes that the 282-acre Twin Cities site be taken into trust and that a casino, event center, hotel, and associated facilities be constructed on the property. The casino would be managed by a professional management company on behalf of the Tribal Government pursuant to the terms of a management agreement to be approved by the National Indian Gaming Commission (NIGC).

The Tribe anticipates entering into a Tribal-State Compact, as required by the Indian Gaming Regulatory Act (IGRA) that would govern the conduct of Class III gaming activities at the casino, or the Tribe would comply with procedures established by the Secretary of the Interior (pursuant to IGRA and 25 C.F.R. 291) in the event that the State and the Tribe are unable to agree to a compact.

The Twin Cities site is located in unincorporated Sacramento County, within the City of Galt Sphere of Influence (SOI) area. The site is located immediately adjacent to State Highway 99 (east), Laguna Creek (north), Twin Cities Road (south), and the Union Pacific Railroad (west). Surrounding land uses consist of open space, rural residential development, and commercial developments.

ES.2 PURPOSE AND NEED

The Purpose and Need for the Proposed Action is the promotion of tribal economic development, self-sufficiency, and strong tribal government. The Tribe is federally recognized, but does not currently have federally established trust lands on which to base a successful economic development program. . The effects of termination of the Tribe by the federal government in 1964 were poverty and the accompanying health and social issues. Although re-recognized in 2009, this did not erase the 45-year period during which the Tribe experienced significant economic and governmental disadvantages. For example, approximately 62 percent of the Tribe's families are currently below the federal poverty line and approximately 45 percent of the working-age population are unemployed (**Appendix C**). The Tribe has an immediate need for a reliable and significant source of income to meet these present unmet needs. Also, future unmet needs will likely become more acute due to the Tribe's current 2 percent annual population growth rate. The growth rate is anticipated to double the Tribe's membership by approximately 2050.

The Tribe has requested that the BIA acquire the 282- acre Twin Cities site into trust to provide the Tribe with opportunities for long-term, stable economic development and to strengthen the Tribe's abilities to govern itself and assist its members. The tribal government of the Wilton Rancheria is responsible for providing essential services to its growing membership and preserving its culture for future generations. These services include housing, health care, senior services, social services, educational support and cultural preservation. The Proposed Action would serve the needs of the Tribe by promoting opportunities for economic development and self-sufficiency for the tribal government and tribal members. In particular, implementation of the Proposed Action would assist the Tribe in meeting the following objectives:

- Strengthen the socioeconomic status of Tribe by providing a significant revenue source that will be used to fund the tribal government. A strengthened tribal government would be in a much enhanced position to assist tribal members in need, hire additional staff, upgrade equipment and facilities and to improve tribal governmental operations.
- Increase funding for housing, health care, senior services, social services, educational support and cultural preservation. These services will significantly improve the quality of life of tribal

members by strengthening families, reducing poverty and providing housing assistance in a state with significantly higher housing costs than the national average.
- Decrease the Tribe's and tribal members' dependence on federal and state grants and assistance programs.
- Provide capital for other tribal economic development and investment opportunities.
- Provide new business and job opportunities, as well as on-the-job training and opportunities for advancement, for unemployed and underemployed tribal members.
- Provide new business and job opportunities for non-tribal members.
- Improve local communities through tribal payments to local governments to offset increased use of public and social services, and to fund environmental mitigation.
- Improve employment and economic development opportunities for employees and businesses in local communities.

Each of these purposes is consistent with the limited allowable uses for gaming revenues, as specified in the IGRA (25 U.S.C. § 2710(b)(2)(A)).

ES.3 ALTERNATIVES

This document describes and analyzes six development alternatives, including the Proposed Action (Alternative A) plus the No Action alternative (Alternative G), as described below.

ALTERNATIVE A – PROPOSED TWIN CITIES CASINO RESORT

Alternative A consists of the construction of a 601,780 square-foot (sf) casino-resort facility, a 12-story 302-room hotel, a 48,150-square-foot convention center, and a tribal festival ground, to be constructed on the northern portion of the Twin Cities site. Under Alternative A, the gaming component of the facility would consist of an approximately 110,260-square-foot gaming floor. A total of 3,500 surface parking spaces would be constructed and site access would be provided at the terminus of West Stockton Boulevard to the immediate east of the site. Alternative A includes both on-site and off-site water supply and wastewater treatment options, site landscaping, and a surface water detention pond.

ALTERNATIVE B – REDUCED INTENSITY TWIN CITIES CASINO

Alternative B consists of the construction of a smaller casino-resort facility on the northern portion of the Twin Cities site. Under Alternative B, the gaming component of the facility would consist of the same 110,260 square-foot gaming floor; however, no hotel is proposed under Alternative B. A total of 3,500 surface parking spaces would be provided for, and both on-site and off-site water supply and wastewater treatment options, site landscaping, and a stormwater detention pond would be constructed.

ALTERNATIVE C – RETAIL ON TWIN CITIES SITE

Alternative C consists of the construction of a 686,000 square-foot commercial development complex on the Twin Cities site. The mixed use development would include a gas station, 200,000 square-foot

grocery store, a 145,000 square-foot home improvement store, and other retail development. A total of 3,320 surface parking spaces would be provided for Alternative C. Alternative C includes both on-site and off-site water supply and wastewater treatment options, site landscaping, and a surface water detention facility. This alternative does not include gaming.

ALTERNATIVE D – CASINO RESORT AT RANCHERIA SITE

Alternative D consists of the construction of a casino-resort facility on the approximately 75-acre Historic Wilton Rancheria site (Historic Rancheria site) located within the unincorporated community of Wilton, approximately eight miles northeast of the Twin Cities site. Alternative D would include all of the same facilities and amenities described under Alternative A. Site access would be provided via two new driveways along Green Road.

ALTERNATIVE E – REDUCED INTENSITY CASINO AT RANCHERIA SITE

Alternative E consists of a smaller casino-resort facility, the same size as Alternative B, on the Historic Rancheria site. Alternative E would include all of the same facilities and amenities as described under Alternative B.

ALTERNATIVE F – CASINO RESORT AT MALL SITE

Alternative F consists of a casino-resort facility on an approximately 28-acre site located in the City of Elk Grove, approximately six miles northwest of the Twin Cities site. The Elk Grove Mall site (Mall site) has been partially developed with a large retail facility; however, the site currently sits unoccupied. Alternative F consists of the construction of a 611,055 sf casino-resort facility, 12-story 302 room hotel tower, and a 48,150-square-foot convention center. The gaming component of the facility would consist of an approximately 110,260-square-foot gaming floor. A total of 1,690 on-site surface parking spaces would be provided for Alternative F, with additional parking provided by the adjacent mall, and site access would be provided at existing intersections along Promenade Parkway. Alternative F includes connections to the Sacramento County Water Agency water distribution system, Sacramento Regional County Sanitation District/Sacramento Area Sewer District wastewater system, and the City of Elk Grove stormwater system.

ALTERNATIVE G – NO ACTION

Under the No Action Alternative, the alternative sites would not be placed into Federal trust for the benefit of the Tribal Government and would not be developed as described under any of the alternatives identified. Land use jurisdiction of the properties would remain under the appropriate local jurisdiction. In the short-term, it is assumed that no development would occur on any of the alternative sites. In the longer term, the sites could ultimately be developed consistent with current or future zoning. Future development of the Twin Cities site, which is inside the City of Galt Sphere of Influence, would be consistent with its Light Industrial, Commercial, and Office Professional designations in the City of Galt General Plan, assuming the site is eventually annexed into the city. The Historic Rancheria site, located

in unincorporated Sacramento County, is zoned agricultural-residential and agricultural cropland, and would remain so under the Alternative G. The Mall site is within the City of Elk Grove, and it is likely that the partially constructed mall would eventually be completed. Under Alternative G, the Tribal Government would not attain its basic objective of economic self-sufficiency or reestablishment of aboriginal lands.

ALTERNATIVES CONSIDERED BUT ELIMINATED

The Tribe considered four additional sites located within the City of Galt and surrounding unincorporated areas of Sacramento County for economic development. The sites were not considered for full evaluation in the EIS because development of the sites did not appear to be feasible due to the presence of sensitive habitat, floodplain issues, poor access, or other significant flaws. More information about these four additional sites and why they were eliminated from further consideration may be found in **Section 2.9**.

ES.4 AREAS OF CONTROVERSY

The BIA published a Notice of Intent (NOI) in the *Federal Register* on December 4, 2013, describing the Proposed Action and announcing the BIA's intent to prepare an EIS (**Appendix D**). The results of the scoping period were made available in a Scoping Report published by the BIA on February 24, 2014. A subsequent errata sheet was released on February 24, 2014 documenting the inclusion of two additional comments. Issues raised during scoping generally fell into the following categories.

- Procedural/NEPA Process
- Alternatives and Purpose and Need
- Land Resources
- Water Resources
- Air Quality
- Biological Resources
- Cultural and Paleontological Resources
- Socioeconomics and Environmental Justice
- Traffic
- Public Services
- Noise
- Indirect Effects
- Cumulative Effects

To the extent required by NEPA, this EIS has incorporated the issues and concerns identified during the scoping process.

ES.5 SUMMARY MATRIX

The potential adverse and beneficial effects, as well as mitigation measures, relevant to each alternative are presented in **Table ES-1**. For a detailed discussion of environmental consequences and mitigation measures see **Section 4.0** and **5.0**.

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.2 Geology and Soils			
A Alternative A would involve grading on the northern portion of the Twin Cites site. Topographic features of the development area would be altered by earthwork. The site is generally flat and does not contain any distinctive topographical features. Therefore, a less than significant impact to the topography of the site would occur. The development of Alternative A could impact soils causing soil erosion during construction activities. There are no known active faults in the vicinity of the Twin Cities site. The casino and related facilities under Alternative A would be constructed to standards consistent with the International Building Code (IBC) guidelines. Development of Alternative A would have no adverse effects related to seismic hazards. Construction and operation of Alternative A would not adversely affect known or recorded mineral resources.	LTS	A. The Tribe shall comply with the National Pollutant Discharge Elimination System Permit (NPDES) Construction General Permit from the United States Environmental Protection Agency (USEPA) for off-site infrastructure improvements, for construction site runoff during the construction phase in compliance with the Clean Water Act (CWA). A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared, implemented, and maintained throughout the construction phase of the development, consistent with Construction General Permit requirements. The SWPPP shall detail the best management practices (BMPs) to be implemented during construction and post-construction operation of the selected project alternative to reduce impacts related to soil erosion and water quality. The BMPs shall include, but are not limited to, the following: 1. Existing vegetation shall be retained where practicable. To the extent feasible, grading activities shall be limited to the immediate area required for construction and remediation. 2. Temporary erosion control measures (such as silt fences, fiber rolls, vegetated swales, a velocity dissipation structure, staked straw bales, temporary re-vegetation, rock bag dams, erosion control blankets, and sediment traps) shall be employed for disturbed	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		areas. 3. To the maximum extent feasible, no disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. 4. Construction activities shall be scheduled to minimize land disturbance during peak runoff periods. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. 5. Creating construction zones and grading only one area or part of a construction zone at a time shall minimize exposed areas. If possible during the wet season, grading on a particular zone shall be delayed until protective cover is restored on the previously graded zone. 6. Disturbed areas shall be re-vegetated following construction activities. 7. Construction area entrances and exits shall be stabilized with large-diameter rock. 8. Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures. 9. A spill prevention and countermeasure plan shall be developed which identifies proper storage, collection, and disposal measures for potential pollutants (such as	

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		fuel, fertilizers, pesticides, etc.) used on-site. 10. Petroleum products shall be stored, handled, used, and disposed of properly in accordance with provisions of the CWA [33 United States Code (USC) 1251 to 1387]. 11. Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of surface and groundwater. 12. Fuel and vehicle maintenance areas shall be established away from all drainage courses and designed to control runoff. 13. Sanitary facilities shall be provided for construction workers. 14. Disposal facilities shall be provided for soil wastes, including excess asphalt during construction and demolition. 15. Other potential BMPs include use of wheel wash or rumble strips and sweeping of paved surfaces to remove any and all tracked soil. B. Construction workers shall be trained in the proper handling, use, cleanup, and disposal of chemical materials used during construction activities. Appropriate facilities to store and isolate contaminants shall be provided.	

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			C. Contractors involved in the project shall be trained on the potential environmental damage resulting from soil erosion prior to construction in a pre-construction meeting. Copies of the project's SWPPP shall be distributed at that time. Construction bid packages, contracts, plans, and specifications shall contain language that requires adherence to the SWPPP.	
B	Similar to A, as both are on the Twin Cities site.	LTS	Same as A.	LTS
C	Similar to A, as both are on the Twin Cities site.	LTS	Same as A.	LTS
D	Alternative D would involve grading as part of construction activities. Extensive earthwork would occur under Alternative D, due to the project location in a Federal Emergency Management Agency (FEMA) designated floodplain. Site grading would not result in significant slope stability or landform impacts, given the Historic Rancheria site's gentle topography and the fact that the construction area will be leveled prior to site development. The general topography of the site would not be adversely affected. Soil, seismicity, and mineral resource impacts are similar to A.	LTS	Same as A.	LTS
E	Similar to D, as both are on the Historic Rancheria site.	LTS	Same as A.	LTS
F	The Mall site is already partially developed and contains no distinctive topographical features and minimal site improvements would be made on-site. Soil, seismicity, and mineral resource impacts are similar to A.	LTS	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
G	No effect.	LTS	None recommended.	LTS
	4.3 Water Resources			
	Surface Water			
A	The construction of Alternative A would result in ground disturbance, which could lead to erosion and decreased water quality due to discharge of construction-related materials. Implementation of Alternative A would alter the existing drainage pattern of the Twin Cities site and increase stormwater runoff as a result of increased impervious surfaces in the northern portion of the site. If not treated properly prior to discharge, stormwater runoff has the potential to negatively impact surface water quality.	S	Measures listed in **Section 5.2** also serve as surface water mitigation.	LTS
B	Similar to A, as both are located in the same development area.	S	Same as A.	LTS
C	Similar to A, as both are located in the same development area.	S	Same as A.	LTS
D	Similar to A, as construction activities and increase in impervious surfaces will be both occur, though fewer acres of impervious surface will be created.	S	Same as A.	LTS
E	Similar to A, as construction activities and increase in impervious surfaces will be both occur, though fewer acres of impervious surface will be created.	S	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
F Similar to A as construction activities and increase in impervious surfaces will be both occur, though fewer acres of impervious surface will be created.	S	Same as A.	LTS
G No effect.	LTS	None recommended.	LTS
Wastewater			
A Under Option 1, treated effluent from the on-site wastewater treatment plant (WWTP) would not adversely impact water resources. Under Option 2, wastewater treatment and disposal would be provided by the City of Galt (City) through connection to the City's sewer system. No adverse effects to surface water or groundwater quality would occur through connection to the existing City system and continued compliance with the NPDES discharge permit.	LTS	A. For all on-site treatment options, wastewater shall be fully treated to at least a tertiary level using membrane bioreactor (MBR) technology. The Tribe shall apply for and obtain applicable USEPA permits and approvals prior to operation. B. Recycled water, possibly coming from the City of Galt wastewater treatment plant (WWTP), shall be used beneficially to the extent practical, including, but not limited to, landscape irrigation, toilet flushing, and cooling towers, as applicable. C. For all on-site treatment options, the on-site WWTP shall be staffed with operators who are qualified to operate the plant safely, effectively, and in compliance with all permit requirements and regulations. The operators shall have qualifications similar to those required by the State Water Resources Control Board Operator Certification Program for municipal wastewater treatment plants. D. For all on-site treatment options, the on-site WWTP shall be staffed with operators who are qualified to operate the plant	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			safely, effectively, and in compliance with all permit requirements and regulations. The operators shall have qualifications similar to those required by the State Water Resources Control Board Operator Certification Program for municipal wastewater treatment plants.	
B	Similar to A, as wastewater options are the same.	LTS	Same as A.	
C	Similar to A, as wastewater options are the same.	LTS	Same as A.	
D	Wastewater treatment and disposal would be provided by the development of an on-site wastewater treatment plant (WWTP) and a treated effluent discharge point to the Cosumnes River. Operation of the outfall to the Cosumnes River could impair the waterway; however, the WWTP would treat the wastewater to very high standards as specified in an NPDES waste discharge permit from the USEPA.	LTS	Same as A, with the addition of: E. Effluent temperature shall be controlled by storing effluent in tanks and holding ponds to the extent possible without impairing the operation of the wastewater treatment facility. Water will be treated on-site to USEPA standards prior to discharge into surface waters. F. Dechlorination facilities shall be added to the surface water discharge treatment facilities, along with chlorine residual monitors to ensure no significant chlorine residual in the effluent, per the anticipated NPDES permit from the USEPA. G. Installation and calibration of subsurface disposal shall be closely monitored by a responsible engineer, and periodic monitoring shall ensure the spray and subsurface effluent disposal system is operating efficiently.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
E	Similar to D, as wastewater disposal would be the same.	LTS	Same as D.	LTS
F	The Tribe would enter into a service agreement with the Sacramento Regional County Sanitation District (SRCSD) and the Sacramento Area Sewer District (SASD) to provide sewer service. Treated effluent from the SRCSD WWTP would meet all current and future permit requirements and therefore would not adversely impact water resources. Public utilities impacts are discussed in **Section 4.10**.	S	Discussed under **Section 4.10**.	LTS
G	No effect.	LTS	None recommended.	LTS
Groundwater				
A	Under Option 1, an on-site well would be developed and used. Development of Alternative A would use less water than is currently utilized for agriculture irrigation; thus, a less than significant effect to groundwater would occur. Under Option 2, a connection to the City's municipal water system would be developed. Through the connection to the City water supply system, a less than significant effect to groundwater would occur. The construction of Alternative A, similar to other development projects, would include the routine use of potentially hazardous construction materials such as concrete washings, solvents, paint, oil, and grease, which may spill onto the ground and enter stormwater.	LTS	H. If on-site groundwater is used as a water supply, groundwater sampling and analysis shall be performed to determine if treatment is necessary. If treatment is necessary, an on-site water treatment plant shall be constructed to treat drinking water to USEPA standards. I. The Tribe shall implement water conservation measures, which may include, but are not limited to use of low flow faucets and showerheads, recycled water for toilets, and voluntary towel re-use by guests in the hotel; use of low-flow faucets, recycled water for toilets, and pressure washers and brooms instead of hoses for cleaning in public areas and the casino; use of garbage disposal on-demand, re-circulating cooling loop for water cooled refrigeration and ice	LTS

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			machines where possible, and service of water to customers on request in restaurants; use of recycled and/or gray water for cooling, and use of recycled water for irrigation.	
B	Similar to A, as water supply options are the same.	LTS	Same as A.	LTS
C	Similar to A, as water supply options are the same.	LTS	Same as A.	LTS
D	Potable water and irrigation demands would be met by the development of an on-site supply system consisting of new on-site groundwater wells and aboveground storage tank. Groundwater use for Alternative D may lower the water table in the immediate area and affect a limited number of neighboring wells.	S	Same as A, with the addition of: J. The Tribe shall participate in groundwater recharge. This may consist of the Tribe implementing its own recharge project or participating in a regional project. The project shall be designed to offset excess groundwater pumped from the aquifer for the project alternative selected.	LTS
E	Similar to D.	S	Same as D.	LTS
F	Development of Alternative F would not require the use of on-site groundwater supplies as water would be provided pursuant to a service agreement with the Sacramento County Water agency (SCWA). Public utilities impacts are discussed in **Section 4.10**.	LTS	Same as A, with public services mitigation in **Section 5.10**.	LTS
G	No effect.	LTS	None recommended.	LTS
4.4 Air Quality				

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Construction Emissions			
A Construction of Alternative A would emit fugitive dust (PM_{10}) nitrogen oxides (NO_x), sulfur dioxide (SO_2), carbon monoxide (CO), reactive organic gases (ROG), greenhouse gases (GHGs), and hazardous air pollutants (HAPs) primarily in the form of diesel particulate matter (DPM) from the operation of construction equipment and grading activities.	LTS	A. The following dust suppression measures shall be implemented by the Tribe to control the production of fugitive dust (PM_{10}) and prevent wind erosion of bare and stockpiled soils: 1. Spray exposed soil with water or other suppressant twice a day or as needed to suppress dust. 2. Minimize dust emissions during transport of fill material or soil by wetting down loads, ensuring adequate freeboard (space from the top of the material to the top of the truck bed) on trucks, and/or covering loads. 3. Promptly clean up spills of transported material on public roads. 4. Restrict traffic speeds on site to 15 miles per hour to reduce soil disturbance. 5. Provide wheel washers to remove soil that would otherwise be carried off site by vehicles to decrease deposition of soil on area roadways. 6. Cover dirt, gravel, and debris piles as needed to reduce dust and wind-blown debris. 7. Provide education for construction workers regarding	LTS

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		incidence, risks, symptoms, treatment, and prevention of Valley Fever. B. The following measures shall be implemented by the Tribe to reduce emissions of criteria pollutants, GHGs, and DPM from construction. 1. The Tribe shall control criteria pollutants and GHG emissions by requiring all diesel-powered equipment be properly maintained and minimizing idling time to five minutes when construction equipment is not in use, unless per engine manufacturer's specifications or for safety reasons more time is required. Since these emissions would be generated primarily by construction equipment, machinery engines shall be kept in good mechanical condition to minimize exhaust emissions. The Tribe shall employ periodic and unscheduled inspections to accomplish the above mitigation. 2. Require all construction equipment with a horsepower rating of greater than 50 be equipped with diesel particulate filters, which would reduce approximately 85 percent of DPM. 3. Require all construction equipment with a horsepower rating of greater than 50 be equipped with at least California Air Resources Board (CARB) rated Tier 3 engines, and if practical and available, Tier 4 engines.	

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			4. Require the use of low reactive organic gases (ROG) (250 grams per liter or less) architectural coatings to the extent practicable. 5. Environmentally preferable materials, including recycled materials, shall be used to the maximum extent practical for construction of facilities.	
B	Similar to A, as construction activities would be comparable, though on a smaller scale	LTS	Same as A.	LTS
C	Similar to A, as construction activities would be comparable and similar in scope.	LTS	Same as A.	LTS
D	Similar to A, though it would have a slightly different footprint and would not require off-site fill.	LTS	Same as A.	LTS
E	Similar to D, as construction activities would be comparable, though on a smaller scale.	LTS	Same as A.	LTS
F	Similar to A, though it would have a slightly larger footprint.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
Operational Vehicle and Area Emissions				
A	Buildout of Alternative A would result in the generation of mobile emissions from patron, employee, and delivery vehicles, as well as area and energy criteria pollutant emissions from combustion of	S	C. The Tribe shall reduce emissions of criteria air pollutants and GHGs during operation through one or more of the	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
natural gas in boilers, stoves, heating units, and other equipment on the project site. Emissions of ozone precursors from operation of Alternative A would exceed applicable emission levels of NO_x and ROG (40 CFR 153 (b)(1) and (2), requiring a conformity determination. No intersection would have a level of service (LOS) or an increase in delay that would warrant a carbon monoxide hot spot analysis.		following measures, as appropriate: 1. The Tribe shall use clean fuel vehicles in the vehicle fleet where practicable, which would reduce criteria pollutants and GHG emissions within the Sacramento metropolitan region. 2. The Tribe shall provide preferential parking for vanpools and carpools, which would reduce criteria pollutants and GHGs. 3. The Tribe shall use low-flow appliances and utilize recycled water to the extent practicable. The Tribe shall use drought-tolerant landscaping and provide "Save Water" signs near water faucets. 4. The Tribe shall control criteria pollutants, GHG, and DPM emissions during operation by requiring all diesel-powered vehicles and equipment be properly maintained and minimizing idling time to five minutes at loading docks when loading or unloading food, merchandise, etc. or when diesel-powered vehicles or equipment are not in use, unless per engine manufacturer's specifications or for safety reasons more time is required. The Tribe shall employ periodic and unscheduled inspections to accomplish the above mitigation. 5. The Tribe shall use energy-efficient lighting, which	

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		would reduce indirect criteria pollutants and GHG emissions. Using energy-efficient lighting would reduce the project's energy usage, thus reducing the project's indirect GHG emissions. 6. The Tribe shall install recycling bins throughout the hotel and casino for glass, cans, and paper products. Trash and recycling receptacles shall be placed strategically outside to encourage people to recycle. 7. The Tribe shall plant trees and vegetation on-site or fund such plantings off-site. The addition of photosynthesizing plants would reduce atmospheric CO_2, because plants use CO_2 for elemental carbon and energy production. Trees planted near buildings would result in additional benefits by providing shade to the building, thus reducing heat absorption, reducing air conditioning needs, and saving energy. 8. The Tribe shall use energy-efficient appliances in the hotel and casino. 9. The Tribe shall purchase 27,296 metric tons of GHG emission reduction credits (ERCs) for Alternatives A and D. 13,375 metric tons of GHG ERCs shall be purchased if Alternative B or E is implemented. If Alternative C is implemented, then the Tribe shall purchase 25,771 metric tons of GHG ERCs. If Alternative F is implemented, then the Tribe shall	

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		purchase 28,275 tons of GHG ERCs. As an alternative to or in combination with purchasing the above GHG emission reduction credits, the Tribe shall implement renewable energy project(s), which may include but are not limited to solar power, wind energy, and/or other form(s) of renewable energy. The reduction in emissions from implementation of renewable energy and/or purchase of ERCs would reduce project-related GHG emissions to below the CEQ RP of 25,000 metric tons of CO_2e. 10. The Tribe shall purchase 72 tons of ROG and 53 tons of NO_x ERCs for Alternatives A and D. Alternative B or E would require the purchase of 54 tons of ROG and 40 tons of NO_x ERCs. If Alternative C is implemented the Tribe shall purchase 71 tons of ROGs and 52 tons of NO_x ERCs and if Alternative F is implemented the Tribe shall purchase 72 tons of ROG and 53 tons of NO_x ERCs. Because the air quality effects are associated with operation of the casino-resort and not with construction of the facility, real, surplus, permanent, quantifiable, and enforceable ERCs will be purchased prior to the opening day of the casino-resort. With the purchase of the ERCs the project would conform to the applicable SIP and result in a less than adverse impact to regional air quality. As an alternative to or in combination with purchasing the above emission reduction credits the Tribe shall implement one or more of the following measures which would reduce NO_x and ROG emissions to 25 tons per year below the CEQ RP of 25	

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			tons per year. Credits shall be purchased within the Sacramento or San Joaquin air districts. a. Purchase low emission buses to replace older municipal or school buses used within the Sacramento Valley Air Basin. b. Implement ride sharing programs at the project site and/or within the Sacramento Valley Air Basin. c. Use 100 percent electric vehicles at the project site. d. Purchase hybrid vehicles to replace existing governmental fleet vehicles within the Sacramento Valley Air Basin. e. Implement other feasible mitigation measures to reduce the project-related NO_x and ROG emissions. f. The Tribe shall provide a bus driver lounge and adopt and enforce an anti-idling ordinance for buses, which will discourage bus idling during operation of the project.	
B	Similar to A, as it would involve emissions of the same pollutants.	S	Same as A.	LTS
C	Similar to A, as it would involve emissions of the same pollutants.	S	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
D	Similar to A, as it would involve emissions of the same pollutants.	S	Same as A.	LTS
E	Similar to A, as it would involve emissions of the same pollutants.	S	Same as A.	LTS
F	Similar to A, as it would involve emissions of the same pollutants.	S	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
4.5 BIOLOGICAL RESOURCES				
Potential Effects to Wildlife				
A	Development of Alternative A has the potential to affect wildlife species, including federally listed species, species of concern, and migratory birds. No United States Fish and Wildlife (USFWS) designated critical habitat occurs within the Twin Cities site. If untreated, wastewater discharge and stormwater runoff from Alternative A could impact water quality in Drainage 1 (Laguna Creek) and indirectly affect downstream designated critical habitat.	S	See **Section 5.5.1**.	LTS
B	Similar to A, as both involve the same project site.	S	See **Section 5.5.1**.	LTS
C	Similar to A, as both involve the same project site.	S	See **Section 5.5.1**.	LTS
D	Similar to A, with the substitution of the Cosumnes River for Drainage 1 (Laguna Creek).	S	See **Section 5.5.1**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
E	Similar to A, with the substitution of the Cosumnes River for Drainage 1 (Laguna Creek).	S	See **Section 5.5.1**.	LTS
F	Similar to A, with the exception of Drainage 1 (Laguna Creek) and that no USFWS identified critical habitat is located within the Mall site.	LTS	See **Section 5.5.1**.	LTS
G	No effect.	LTS	None recommended	LTS
Potential Effects to Waters of the U.S.				
A	The following wetlands/waterways/drainages are located on the Twin Cities site: 1) Drainage 1: Laguna Creek, which runs along the northern boundary of the site; 2) Drainage 2: a man-made agricultural ditch that is unlikely to be jurisdictional water; Drainage 3: an un-named partially channelized ephemeral drainage which deepens and broadens into a wetland feature; and 4) Wetland/Pond: a 1.79-acre wetland area and pond near the western border of the site to which Drainage 3 flows; however, Alternative A would not result in an adverse impact to these waters.	LTS	See **Section 5.5.2**.	LTS
B	Similar to A, as both involve the same project site.	LTS	See **Section 5.5.2**.	LTS
C	Similar to A, as both involve the same project site.	LTS	See **Section 5.5.2**.	LTS
D	The construction of the casino/hotel proposed under Alternative D has been designed to avoid direct impacts to the Cosumnes River	LTS	See **Section 5.5.2**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	and the intermittent seasonal wetland.			
E	Similar to D, as both involve the same project site.	LTS	See **Section 5.5.2**.	LTS
F	No jurisdictional waters of the U.S. are located on the Mall site and no adverse effects would occur under Alternative F.	LTS	None recommended.	LTS
G	No effect.	LTS	None recommended.	LTS
	4.6 CULTURAL AND PALEONTOLOGICAL RESOURCES			
A	Development proposed under this alternative may adversely affect previously unknown subsurface prehistoric or historic archaeological or paleontological resources.	S	A. In the event of inadvertent discovery of prehistoric or historic archaeological resources during construction-related earth-moving activities, all such finds shall be subject to Section 106 of the National Historic Preservation Act as amended (36 CFR 800), and the Bureau of Indian Affairs (BIA) shall be notified. Specifically, procedures for post-review discoveries without prior planning pursuant to 36 CFR 800.13 shall be followed. All work within 50 feet of the find shall be halted until a professional archaeologist meeting the Secretary of the Interior's qualifications (36 CFR 61) can assess the significance of the find. If any find is determined to be significant by the archaeologist, then representatives of the Tribe shall meet with the archaeologist to determine the appropriate course of action, including the development of a Treatment Plan, if necessary. All significant cultural materials recovered shall be subject to scientific analysis, professional curation, and a report prepared by the professional archaeologist	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		according to current professional standards. B. In the event of inadvertent discovery of paleontological resources during construction-related earth-moving activities, all such finds shall be subject to Section 101 (b)(4) of NEPA (40 CFR 1500 1508), and the BIA shall be notified. All work within 50 feet of the find shall be halted until a professional paleontologist can assess the significance of the find. A qualified professional paleontologist shall be retained to assess the find. If any find is determined to be significant by the paleontologist, then representatives of the BIA shall meet with the paleontologist to determine the appropriate course of action, including the development of an Evaluation Report and/or Mitigation Plan, if necessary. All significant paleontological materials recovered shall be subject to scientific analysis, professional curation, and a report prepared by the professional paleontologist according to current professional standards. C. If human remains are discovered during ground-disturbing activities on Tribal lands, the Tribe, BIA, and County Coroner shall be contacted immediately. No further disturbance shall occur until the Tribe, BIA, and County Coroner have made the necessary findings as to the origin and disposition of the remains. If the remains are determined to be of Native American origin, the BIA representative shall notify a Most Likely Descendant (MLD). The MLD is responsible for recommending the appropriate disposition of the remains and any grave goods. D. In the event that off-site traffic mitigation improvements are	

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			implemented, detailed plans for those improvements, including limits of construction, shall be developed. Prior to construction, cultural resources record searches and archaeological or architectural surveys shall be completed. Any buildings or structures over 50 years old that may be affected by the required improvements, once they are defined in detail, shall be identified. All significant resources shall be avoided if possible, and if not, a mitigation plan prepared by a qualified archaeologist or architectural historian shall be implemented.	
B	Similar to A, as both occur on the same site.	S	Same as A.	LTS
C	Similar to A, as both occur on the same site.	S	Same as A.	LTS
D	A barn and a chicken coop were identified as previously unrecorded historic properties within the Historic Rancheria site; however, these structures do not possess values that would make them eligible for the National Register. Therefore, no historic properties would be affected as a result of Alternative D. Similar to Alternative A, there is the potential for unanticipated discovery.	LTS	Same as A.	LTS
E	Similar to D, as both occur on the same site.	LTS	Same as A.	LTS
F	Similar to A, though with less potential for accidental discovery, as the site is mostly already paved.	S	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.7	**SOCIOECONOMIC CONDITIONS**			
	Direct Economic Effects			
	Construction and Operation			
A	Development of Alternative A would generate jobs and output to a variety of business in the region. Alternative A would result in employment of workers and would generate substantial output within the region.	BE	None recommended.	BE
B	Similar to A, though to a lesser extent.	BE	None recommended.	BE
C	Similar to B, though to a lesser extent.	BE	None recommended.	BE
D	Similar to A.	BE	None recommended.	BE
E	Similar to A, though to a lesser extent.	BE	None recommended.	BE
F	Similar to A.	BE	None recommended.	BE
G	No effect.	LTS	None recommended.	LTS
	Substitution Effects			
A	Alternative A contains a casino component that is projected to cause a decline in revenue of competing facilities. However, the substitution effects resulting from Alternative A are not anticipated	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	to significantly impact these casinos, or to cause their closure, or to impact the ability of the related tribal governments to provide essential services.			
B	Similar to A, though to a lesser extent.	LTS	None recommended.	LTS
C	Substitution effects are anticipated to diminish after the first year of the project's operation due to economic growth and growth in the population. However, after adjusting for this factor and in the absence of mitigation, the non-gaming substitution effects of Alternative C would likely still represent a significant impact on local area food/grocery retail businesses.	S	None recommended.	S
D	Similar to A.	LTS	None recommended.	LTS
E	Similar to D, though to a lesser extent.	LTS	None recommended.	LTS
F	Similar to A.	LTS	None recommended.	LTS
G	No effect.	LTS	None recommended.	LTS
	Fiscal Effects			
A	Alternative A would increase demand for public services, resulting in increased costs for local governments to provide these services. Tax revenues would be generated for federal, state and local governments from activities including secondary economic activity generated by tribal gaming. Alternative A would include transfer of	LTS	A. The Tribe shall make in-lieu payments adequate to replace revenues lost by Sacramento County due to reduced property taxes received by the County from those land parcels taken into trust. The amount of the payments shall be adjusted to take into account payments identified in	BE

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	seven parcels from fee status into federal trust for the benefit of the Tribe, resulting in the loss of local property taxes. Such lost property taxes would be more than offset by tax revenues generated for state and local governments from economic activity associated with construction and operation of Alternative A. However, it is unclear if these positive tax effects would outweigh the increased costs for providing public services. The project would have a less than significant net fiscal impact (i.e., new taxes less incremental costs) to local governments.		**Section 5.10** for various municipal services. B. Payments made pursuant to local agreements between the Tribe and local governments, including Sacramento County, and/or the City of Galt, and/or the City of Elk Grove, would be used to provide support for public services (including law enforcements), community benefits, and utilities.	
B	Similar to A, though there would be less new tax revenue.	LTS	Same as A.	BE
C	Similar to A, though there would be less new tax revenue.	LTS	Same as A.	BE
D	Similar to A.	LTS	Same as A.	BE
E	Similar to D, though there would be less new tax revenue.	LTS	Same as A.	BE
F	Similar to A.	LTS	Same as A.	BE
G	No effect.	LTS	None recommended.	LTS
	Property Values and Housing			
A	The impact of Alternative A on surrounding property values depends on this mix of land uses, plus future new land uses that would occur in the vicinity. Alternative A would bring increased economic activity and because such a project may stimulate additional commercial development in the vicinity of the site. It is	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	not anticipated that many employees of Alternative A would require relocation in order to accept a position. However, if employees were to relocate to the area to accept a position, the number of projected vacant housing units in the Counties that are within reasonable commuting distance to the project site would be more than enough to accommodate all employees.			
B	Similar to A, though due to its smaller size, impacts would likely be correspondingly less.	LTS	None recommended.	LTS
C	Similar to A, because both are considered "commercial" properties, though likely slightly smaller due to its slightly smaller scope.	LTS	None recommended.	LTS
D	Similar to A.	LTS	None recommended.	LTS
E	Similar to D, though likely slightly smaller, due to its smaller scope. .	LTS	None recommended.	LTS
F	Similar to A, due to similarities in scope and mix of surrounding land uses.	LTS	None recommended.	LTS
G	No effect.	LTS	None recommended.	LTS
	Social and Community Effects			
A	The development of Alternative A would potentially affect crime and the incidence of problem gambling. Alternative A would introduce a large number of patrons and employees into the community on a daily basis. As a result, under Alternative A, criminal incidents would be expected to increase in the project	LTS	C. The Tribe shall contribute no less than $50,000 annually to a program that treats problem gamblers. In order to maximize the effectiveness of the payments, the organization that receives the payments for problem gambling treatment must serve the Sacramento County region and be accessible to	LTS

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
area, particularly at the selected project site, as with any other development of this size. However, increased tax revenues resulting from Alternative A and any local agreements between the Tribe, County, and City would fund expansion of law enforcement services required to accommodate planned growth and a possible increase in crime. Employees that relocate to the project area to accept a position at the project site may increase demand on schools, libraries, and parks. However, few employees are expected to relocate.		County residents. D. The Tribe shall prominently display (including on any automatic teller machines (ATMs) located on-site) materials describing the risk and signs of problem and pathological gambling behaviors. Materials shall also be prominently displayed (including on any ATMs located on-site) that provide available programs for those seeking treatment for problem and pathological gambling disorders, including but not limited to a toll-free hotline telephone number. E. The Tribe shall train employees to recognize domestic violence and sexual assault situations, display domestic violence hotline numbers, and work with local agencies in domestic violence and sexual assault prevention. F. The Tribe shall conduct annual customer surveys in an attempt to determine the number of problem and pathological gamblers and make this information available to state or federal gaming regulators upon request. G. The Tribe shall undertake responsible gaming practices that at a minimum require that employees be educated to recognize signs of problem gamblers, that employees be trained to provide information to those seeking help, and that a system for voluntary exclusion be made available. H. ATMs shall be not be visible from gaming machines and	

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			gaming tables.	
B	Similar to A, as the gaming facilities are equally sized.	LTS	Same as A.	LTS
C	Similar to A, with the exception of problem gambling effects, as Alternative C does not include a casino.	LTS	Same as A.	LTS
D	Similar to A, as they are of the same size and scope.	LTS	Same as A.	LTS
E	Similar to D, as the gaming facilities are equally sized.	LTS	Same as A.	LTS
F	Similar to A, as it would be of the same size and scope.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
Effects to the Wilton Rancheria and Environmental Justice				
A	Alternative A would benefit the Tribe by generating new income to fund the operation of the Tribal Government and Tribal members would have access to new jobs created by the project. Some census tracts in the vicinity of the site contain a substantial minority community but none are low-income communities; effects to minority communities, including increased economic development and opportunity for employment, would be positive.	BE	None recommended.	BE
B	Similar to A, though to a lesser extent due to reduced size and scope of development	BE	None recommended.	BE

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
C	Similar to A.	BE	None recommended.	BE
D	Similar to A, except that there are no minority communities in the vicinity of the project site.	BE	None recommended.	BE
E	Similar to D, as it is located on the same site.	BE	None recommended.	BE
F	Similar to A, though the vicinity includes different census tracts.	BE	None recommended.	BE
G	No effect.	LTS	None recommended.	LTS
4.8	**TRANSPORTATION/CIRCULATION**			
A	Impact to regional intersections, roadways, and freeway segments/ramps would occur, as detailed in **Section 4.8.2**.	S	See **Section 5.8**.	LTS
B	Similar to A, except detailed in **Section 4.8.3**.	S	See **Section 5.8**.	LTS
C	Similar to A, except detailed in **Section 4.8.4**.	S	See **Section 5.8**.	LTS
D	Similar to A, except detailed in **Section 4.8.5.**	S	See **Section 5.8**.	LTS
E	Similar to A, except detailed in **Section 4.8.6**.	S	See **Section 5.8**.	LTS
F	Similar to A, except detailed in **Section 4.8.7**.	S	See **Section 5.8**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
G	No effect.	LTS	None recommended.	LTS
4.9	**LAND USE**			
A	Alternative A would be consistent with most, but not all, goals, objectives, and policies of the County and the City of Galt. Alternative A would be consistent with the planned removal of agricultural designation of the site through the 2030 City General Plan, would not physically disrupt neighboring land uses, would not prohibit access to neighboring parcels, or otherwise significantly conflict with neighboring land uses. Alternative A is also in compliance with FPPA.	LTS	Measures listed in **Section 5.4**, **Section 5.8**, **Section 5.11**, and **Section 5.13** will also serve as land use mitigation.	LTS
B	Similar to A, as the same policies are applicable.	LTS	Same as A.	LTS
C	Similar to A, as the same policies are applicable.	LTS	Same as A.	LTS
D	Development of the Historic Rancheria site has the potential to result in land use compatibility impacts with nearby sensitive receptors. However, with mitigation measures for noise, air quality, transportation, and aesthetic impacts (Alternative D would not conflict with neighboring land uses as described in the County plan. As Alternative D is in compliance with the FPPA, no significant effects to agriculture resources would occur.	LTS	Same as A.	LTS
E	Similar to D, as the same policies are applicable.	LTS	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
F	Alternative F would be consistent with most goals, objectives, and policies of Elk Grove. Because the Mall site has been partially developed with a large retail facility, Alternative F would not involve farmland conversion. Therefore, no adverse effects to agricultural resources would occur.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
	4.10 PUBLIC SERVICES			
	Water Supply and Wastewater Services			
A	No public services impacts would occur as a result of Water Supply Option 1. A significant effect to city water supply distribution facilities would occur as a result of the need to provide service to Alternative A under Water Supply Option 2. No public services impacts would occur as a result of Wastewater Option 1. Due to the lack of an existing service agreement, a potentially significant impact to the City's sewer system and WWTP would occur under Wastewater Option 2.	S	A. For all off-site options, the Tribe shall enter into a service agreement prior to project operation to reimburse the City of Galt or Elk Grove or the applicable service provider, as appropriate, for necessary new, upgraded, and/or expanded water and/or wastewater collection, distribution, or treatment facilities. This service agreement shall include, but is not limited to, fair share compensation for new, upgraded, and/or expanded water supply and wastewater conveyance facilities necessary to serve development of the selected site, including development of appropriately sized infrastructure to meet anticipated flows. Such improvements shall be sized to maintain existing public services at existing levels. The service agreement shall also include provisions for monthly services charges consistent with rates paid by other commercial users.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
B Similar to A, as the water and wastewater options are the same.	S	Same as A.	LTS
C Similar to A, as the water and wastewater options are the same.	S	Same as A.	LTS
D No municipal water or wastewater systems would be affected by Alternative D as no connections are proposed and the use of groundwater for on-site purposes would continue on the Historic Rancheria site.	LTS	Mitigation for impacts to water resources are discussed in **Section 5.3**.	LTS
E Similar to D.	LTS	Same as D.	LTS
F A significant effect would occur to water supply distribution facilities as a result of the need to provide service to Alternative F. Due to the lack of an existing service agreement, a potentially significant impact to the SRCS and SASD sewer system and WWTP would occur	S	Same as A.	LTS
G No effect.	LTS	None recommended.	LTS
Solid Waste Service			
A Construction waste that cannot be recycled would be collected by a hauling company and disposed of at the Kiefer Landfill or other permitted landfills that accept construction and demolition material. This impact would be temporary and not significant given that the landfill has an adequate capacity to accommodate the temporary increase in waste generated by the construction of Alternative A. Alternative A's waste stream would be a negligible percentage of the landfill's capacity; thus, operation of Alternative A would not	LTS	B. Construction waste shall be recycled to the fullest extent practicable by diverting green waste and recyclable building materials (including, but not limited to, metals, steel, wood, etc.) away from the solid waste stream. C. Environmentally preferable materials, including recycled materials, shall be used to the extent readily available and	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	result in significant effects on solid waste services.		economically practicable for construction of facilities. D. During construction, the site shall be cleaned daily of trash and debris to the maximum extent practicable. E. A solid waste management plan shall be developed and adopted by the Tribe that addresses recycling and solid waste reduction on site. These measures shall include, but not be limited to, the installation of a trash compactor for cardboard and paper products, and annual waste stream audits. F. Recycling bins shall be installed throughout the facilities for glass, cans, and paper products. G. Trash and recycling receptacles shall be placed strategically throughout the site to encourage people not to litter. H. Security guards shall be trained to discourage littering on site.	
B	Similar to A, though less solid waste would be generated.	LTS	Same as A.	LTS
C	Similar to A, though the differing project components would lead to more solid waste generation.	LTS	Same as A.	LTS
D	Similar to A, as facilities are a similar size and scope.	LTS	Same as A.	LTS

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
E Similar to D, though less solid waste would be generated.	LTS	Same as A.	LTS
F Similar to A, as facilities are a similar size and scope.	LTS	Same as A.	LTS
G No effect.	LTS	None recommended.	LTS
Law Enforcement, Fire Protection, and Emergency Medical Services			
A Public safety agencies may require additional facilities, equipment, and staffing to meet the increased need for services under Alternative A. Due to the potential for an increase in calls for service during operation of Alternative A and extended hours of operation, a potentially significant adverse effect could occur to police, fire, and emergency medical services.	S	I. Parking areas shall be well lit and monitored by parking staff and/or roving security guards at all times during operation. This will aid in the prevention of auto theft and other similar criminal activity. J. Areas surrounding the gaming facilities shall have "No Loitering" signs in place, be well lit, and be patrolled regularly by roving security guards. K. The Tribe shall provide traffic control with appropriate signage and the presence of peak-hour traffic control staff during special events. This would aid in the prevention of off-site parking. L. The Tribe shall conduct background checks of all gaming employees and ensure that all employees meet licensure requirements established by the Indian Gaming Regulatory Act (IGRA) and the	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Tribe's Gaming Ordinance. M. The Tribe shall adopt a Responsible Alcoholic Beverage Policy that shall include, but not be limited to, checking identification of patrons and refusing service to those who have had enough to drink. N. Prior to operation, the Tribe shall enter into agreements to reimburse the City of Galt Police Department and/or the Sacramento County Sheriff's Department for quantifiable direct and indirect costs incurred in conjunction with providing law enforcement services. O. Not applicable for Alternative A. P. Not applicable for Alternative A. Q. During construction, any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws. Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. R. Prior to operation, the Tribe shall enter into a memorandum	

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			of understanding (MOU) and/or a service agreement to reimburse the Cosumnes Community Service District Fire Department for additional demands caused by the operation of the facilities on trust property. The agreement shall address any required conditions and standards for emergency access and fire protection systems.	
B	Similar to A, as developing the site would result in more people at the site, which would have similar effects.	S	Same as A.	LTS
C	Similar to A, as developing the site would result in more people at the site, which would have similar effects.	S	Same as A.	LTS
D	Similar to A, as developing the site would result in more people at the site, which would have similar effects.	S	Same as A, with the substitution of the following for Mitigation Measure M: N. Prior to operation, the Tribe shall enter into agreements to reimburse the Sacramento County Sheriff's Department for quantifiable direct and indirect costs incurred in conjunction with providing law enforcement services.	LTS
E	Similar to A, as developing the site would result in more people at the site, which would have similar effects.	S	Same as D.	LTS
F	Similar to A, as developing the site would result in more people at the site, which would have similar effects.	S	Same as A, with the substitution of the following for Mitigation Measure M: O. Prior to operation, the Tribe shall enter into agreements to reimburse the City of Elk Grove Police Department for	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		quantifiable direct and indirect costs incurred in conjunction with providing law enforcement services.	
G No effect.	LTS	None recommended.	LTS
Electricity, Natural Gas, and Other Utilities			
A Implementation of Alternative A would result in a less than significant impact to electricity, natural gas, and telecommunications services and demand.	LTS	P. The Tribe shall contact the Utility Notification Center, which provides a free "Dig Alert" to all excavators (e.g., contractors, homeowners, and others) in the State of California. This call shall automatically notify all utility service providers at the excavator's work site. In response, the utility service providers shall mark or stake the horizontal path of underground facilities, provide information about the facilities, and/or give clearance to dig. Q. The selected heating, ventilation, and air conditioning (HVAC) system shall minimize the use of energy by means of using high efficiency variable speed chillers, high efficiency low emission steam and/or hot water boilers, variable speed hot water and chilled water pumps, variable air volume air handling units, and air-to-air heat recovery where appropriate. R. Energy-efficient lighting shall be installed throughout the facilities. Dual-level light switching shall be installed in support areas to allow users of the buildings to reduce lighting energy usage when the task being performed does not require all lighting to be on. Day lighting controls shall	LTS

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			be installed near windows to reduce the artificial lighting level when natural lighting is available. Controls shall be installed for exterior lighting so it is turned off during the day. S. The Tribe shall be responsible for a fair share of costs associated with any relocation of existing Sacramento Municipal Utilities District (SMUD) and/or Pacific Gas and Electric (PG&E) facilities to accommodate the proposed development and traffic improvements. Appropriate funds shall be made available to conduct any necessary relocation and to construct any system upgrades required by the project.	
B	Similar to A, as the development will need these same services.	LTS	Same as A.	LTS
C	Similar to A, as the development will need these same services.	LTS	Same as A.	LTS
D	Similar to A, as the development will need these same services.	LTS	Same as A.	LTS
E	Similar to A, as the development will need these same services.	LTS	Same as A.	LTS
F	Similar to A, as the development will need these same services.	LTS	Same as A, with the exception of Mitigation Measure W.	LTS
G	No effect.	LTS	None recommended.	LTS
4.11	**NOISE**			
A	Alternative A has the potential to temporarily increase ambient noise levels in the vicinity of the site. Alternative A also has the	LTS	A. Construction using heavy equipment shall not be conducted	LTS

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	potential to increase ambient noise levels due to operational factors such as off-site traffic, on-site traffic, parking lot activity, loading dock activities, wastewater treatment plant operation, and tour bus idling.		between 10:00 p.m. and 7:00 a.m. B. All engine-powered equipment shall be equipped with adequate mufflers. Haul trucks shall be operated in accordance with posted speed limits. Truck engine exhaust brake use shall be limited to emergencies. C. Loud stationary construction equipment shall be located as far away from residential receptor areas as feasible. D. All generator sets shall be provided with enclosures.	
B	Similar to A, yet lesser, due to removal of the hotel and internal components in this development.	LTS	Similar to A.	LTS
C	Similar to A, due to its similar size and location.	LTS	Similar to A.	LTS
D	Similar to A, though with less grading-related noise and closer sensitive receptors.	S	Similar to A, with the addition of the following: E. On-site HVAC equipment shall be shielded to reduce noise. F. To the extent feasible, HVAC equipment shall be located the furthest practical distance from neighboring houses along Green Road. G. The Tribe shall fund the cost of installation of acoustically-rated, dual pane windows (with a minimum Sound Transmission Class (STC) rating of 30) and acoustically rated doors on the houses within 500 feet facing the noise	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			source(s) to minimize noise effects for residences adjacent to the Historic Rancheria site. H. The Tribe shall fund the cost of raised, landscaped berms or solid walls at least 8 feet in height in order to separate sources of unwanted noise from sensitive receptors on adjacent properties within 500 feet. Should a wall be installed, it shall be attractively designed. Adjacent landowners and adjacent governmental jurisdictions shall be consulted with prior to finalizing the design of the berm or wall. I. Unnecessary vehicle idling shall be prevented during loading dock operations occurring between the hours of 10:00 PM and 7:00 AM. J. Buses shall not be allowed to idle unnecessarily in areas adjacent to sensitive receptors. Bus parking areas shall also be located as far as feasible from sensitive receptors. K. On-site wastewater treatment plant equipment shall be shielded or enclosed.	
E	Similar to D, though lesser due to the removal of the hotel.	S	Same as D.	LTS
F	Similar to A, though with less grading-related noise	LTS	Same as A.	LTS
G	No effect.	LTS	None Recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.12 Hazardous Materials			
A No known hazardous materials contamination is located on the Twin Cities site, and therefore implementation of Alternative A would not cause the environment or public to be affected disturbance of the site during construction. However, the possibility does exist that undiscovered contaminated soil and/or groundwater is present on the site. With appropriate management, no impacts are anticipated to result from the use of pool or landscape chemicals, from the WWTP, or from waste generated.	S	A. Personnel shall follow BMPs for filling and servicing construction equipment and vehicles. BMPs that are designed to reduce the potential for incidents/spills involving the hazardous materials include the following: 1. To reduce the potential for accidental release, fuel, oil, and hydraulic fluids shall be transferred directly from a service truck to construction equipment. 2. Catch-pans shall be placed under equipment to catch potential spills during servicing. 3. Refueling shall be conducted only with approved pumps, hoses, and nozzles. 4. All disconnected hoses shall be placed in containers to collect residual fuel from the hose. 5. Vehicle engines shall be shut down during refueling. 6. No smoking, open flames, or welding shall be allowed in refueling or service areas. 7. Refueling shall be performed away from bodies of water to prevent contamination of water in the event of a leak or spill. 8. Service trucks shall be provided with fire extinguishers	LTS

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		and spill containment equipment, such as absorbents. 9. Should a spill contaminate soil, the soil shall be put into containers and disposed of in accordance with local, state, and federal regulations. 10. All containers used to store hazardous materials shall be inspected at least once per week for signs of leaking or failure. B. For the Twin Cities site, the Limited Phase II Sampling Plan in **Appendix R** shall be implemented prior to land being taken into trust. If sampling and testing of the identified areas indicates hazardous materials contamination, the contaminated soils and/or groundwater shall be properly removed and/or remediated by qualified professionals consistent with an approved remediation plan. C. In the event that contaminated soil and/or groundwater is encountered during construction related earth-moving activities, all work shall be halted until a professional hazardous materials specialist or other qualified individual assesses the extent of contamination. If contamination is determined to be hazardous, the Tribe shall consult with the USEPA to determine the appropriate course of action, including development of a Sampling and Remediation Plan if necessary. Contaminated soils that are determined to be hazardous shall be disposed of in accordance with federal	

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			regulations. D. Hazardous materials must be stored in appropriate and approved containers in accordance with applicable regulatory agency protocols. E. Potentially hazardous materials, including fuels, shall be stored away from drainages, and secondary containment shall be provided for all hazardous materials stored during construction and operation.	
B	Similar to A, as amounts and types of hazardous materials would be similar.	S	Same as A.	LTS
C	Similar to A, as amounts and types of hazardous materials would be similar.	S	Same as A.	LTS
D	Similar to A, as amounts and types of hazardous materials would be similar.	S	Same as A.	LTS
E	Similar to A, as amounts and types of hazardous materials would be similar.	S	Same as A.	LTS
F	Similar to A, as amounts and types of hazardous materials would be similar.	S	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.13 Aesthetics			
A Aesthetic impacts from construction would be temporary in nature and would not result in obstructed views of scenic resources. Alternative A would transform the current agricultural property to one more urban in appearance. However, the development of Alternative A on the Twin Cities site would not be visually incompatible with urban development currently existing in the immediate vicinity along the Hwy 99 corridor. Alternative A would result in new light and glare sources.	S	A. Lighting shall consist of limiting pole-mounted lights to a maximum of 25 feet tall. B. All lighting shall be high pressure sodium or light-emitting diode (LED) with cut-off lenses and downcast illumination, unless an alternative light configuration is needed for security or emergency purposes. C. Placement of lights on buildings shall be designed in accordance with Unified Facilities Criteria (UFC) 3-530-01, Interior, Exterior Lighting, and Controls so as not to cast light or glare offsite. No strobe lights, spot lights, or flood lights shall be used. D. Shielding, such as with a horizontal shroud, shall be used in accordance with UFC 3-350-01 for all outdoor lighting so as to ensure it is downcast. E. All exterior glass shall be non-reflective low-glare glass. F. Screening features and natural elements shall be integrated into the landscaping design of the alternatives to screen the view of the facilities from directly adjacent existing residences. G. Design elements shall be incorporated into the project to minimize the impact of buildings and parking lots on the	LTS LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			viewshed. These elements include: 1. Incorporation of landscape amenities to complement buildings and parking areas, including setbacks, raised landscaped berms and plantings of trees and shrubs. 2. Use of earth tones in paints and coatings, and native building materials such as stone.	
B	Similar to A, though construction would be less intensive and the main visual element, the hotel tower, would not be built.	S	Same as A.	LTS
C	Similar to A, though lesser as no multi-story structures are proposed, and the hotel tower would not be built.	S	Same as A.	LTS
D	Aesthetic impacts from construction would be temporary in nature and would not result in obstructed views of scenic resources. The development of Alternative D would not be visually incompatible with County land use designations currently on and in the immediate vicinity of the site. Alternative D would result in new light and glare sources. All proposed buildings would have the same design, height, and general appearance as in Alternative A.	LT	Same as A.	LTS
E	Similar to D, though construction would be less intensive and the main visual element, the hotel tower, would not be built.	LTS	Same as B.	LTS
F	Aesthetic impacts from construction would be temporary in nature and would not result in obstructed views of scenic resources. Alternative F would be consistent with the current commercial and	LTS	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	retail character of the site, and would be visually consistent with City of Elk Grove land use designations for the property and surrounding area. Alternative F would introduce new sources of light and glare into the existing setting; however, current lighting infrastructure is present on the Elk Grove Mall Site.			
G	No effect.	LTS	None recommended.	LTS
	4.14 INDIRECT AND GROWTH-INDUCING EFFECTS			
	Indirect Effects From Off-Site Traffic Mitigation			
	Geology and Soils	LTS	Mitigation is listed in **Section 5.2**.	LTS
	The construction of roadway improvements may require grading and the introduction of fill material. The increase in impervious surfaces and additional cut-and-fill embankments could result in erosion of soils. Stable fill material, engineered embankments, and erosion control features would be used to reduce the potential for slope instability, subsidence and erosion in accordance with the jurisdictional agency requirements for roadway construction. Watering during grading activities would mitigate the effect of wind erosion to the underlying soils. In accordance with the federal CWA, any construction of roadway improvements over one acre in area would be required to comply with the NPDES permit program; to comply, a SWPPP would be developed.			
	Water Resources			

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
The development of roadway improvements could affect water resources due to grading and construction activities that would increase impervious surfaces. Potential effects include an increase in surface runoff and increased erosion, which could cause localized flooding and adversely affect surface water quality due to increases in sediment and roadway pollutants such as grease and oil. Curb and gutters, inlets, and other drainage facilities would be constructed to meet the standards of the jurisdictional agency and provide adequate facilities to direct stormwater runoff. As discussed above, a SWPPP would be developed to comply with the NPDES General Construction Permit Program, which includes soil erosion and sediment control practices.	S	Mitigation is listed in **Section 5.3**.	LTS
Air Quality			
Development of the roadway improvements would result in short-term construction-related air pollution emissions. It is expected that the roadway improvements would reduce congestion and improve traffic flow, thereby improving LOS and reducing idling time.	LTS	Mitigation is listed in **Section 5.4**.	LTS
Biological Resources			
No construction or operational impacts to waters of the U.S., federal- or state-listed species, or nesting birds are anticipated.	LTS	Mitigation is listed in **Section 5.5**.	LTS
Cultural Resources			
Three previously recorded historic properties are known to occur	S	Mitigation is listed in **Section 5.6**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
on the Twin Cities site; however, none of them are near the proposed interchange improvements and thus would not be affected. Previously unknown cultural or paleontological resources may be encountered during ground-disturbing activities; this is a potentially significant impact.			
Socioeconomic Conditions			
Off-site traffic improvements would result in short-term disturbances to traffic flow and minor delays due to constricted traffic movement, but nearby businesses and residences would remain accessible throughout construction. The area of roadway impacts would be of a limited size and would not create negative socioeconomic effects. The intersection improvements would not result in long-term disruption of access to surrounding land uses or to minority or low-income populations. The fair share costs of these roadway improvements would be borne by the Tribe.	LTS	None recommended.	LTS
Transportation/Circulation			

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Off-site traffic mitigation would result in beneficial effects to traffic circulation. If construction activities require temporary lane closures to accommodate construction equipment, a traffic management plan would be prepared in accordance with the jurisdictional agency requirements, thus avoiding potentially adverse temporary effects.	BE	None recommended.	BE
Land Use			
Off-site traffic mitigation would be generally consistent with relevant general plans and the Caltrans Hwy 99 improvement plans. If right-of-way acquisition is required, property owners would be compensated at fair market values. The traffic improvements would not result in changes in land use inconsistent with the General Plans or other guiding documents.	LTS	None recommended.	LTS
Public Services			
Traffic improvements may require relocation of utilities near existing roadways. These utilities include overhead electricity lines and telecommunication lines. Relocation of these lines could result in a temporary break in service to some homes and businesses in the area. However, because these effects are common when upgrading and maintaining utility services, and because potential service breaks would be temporary, these effects are considered less than significant. No effects to police, fire, or emergency medical services are expected, as access to homes and	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
businesses would be maintained during the construction period.			
Noise			
Most proposed transportation improvement locations are not located on residential streets or near other sensitive land uses, and therefore noise would not affect sensitive receptors.	S	Mitigation is listed in **Section 5.11**.	LTS
Hazardous Materials			
The accidental release of hazardous materials used during grading and construction activities could pose a hazard to construction employees, surrounding residents, and the environment. However, these hazards, which are common to construction activities, would be minimized with adherence to State and federal statutes and standard operating procedures	S	Mitigation is listed in **Section 5.12**.	LTS
Aesthetics			
With the modification and expansion of existing roadways, visual effects would occur. However, road improvements would be made in areas that are already developed with roadway networks. Modified intersections, interchanges, and roadways would conform to modern design standards. Improvements would not result in significant removal or alteration of vegetation, topographic features, or key visual characteristics. Additionally, traffic improvements would not change surrounding land uses and would occur in areas with existing roadway networks.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Indirect Effects From Off-Site Utility/Infrastructure Improvements			
Geology and Soils			
The construction of pipeline connections would require grading, excavation, trenching, laying of pipe, and the placement of backfill material to construct the connection to existing water and wastewater utilities. Potential impacts include soil erosion.	S	Mitigation is listed in **Section 5.2**.	LTS
Water Resources			
The development of utility improvements could affect water resources due to grading and construction activities. Potential effects include increased erosion, which could adversely affect surface water quality due to increases in sediment and roadway pollutants such as grease and oil. Construction of utility improvements that exceed 1 acre of ground disturbance would be required to comply with the NPDES General Construction Permit Program. To comply with the program, a SWPPP would be developed. Effects to runoff volumes resulting from the increase in impervious surfaces would be minimal due to the limited extent of above ground improvements	S	Mitigation is listed in **Section 5.2**.	LTS
Air Quality			
Construction of water/wastewater pipelines would be of a limited duration and not constitute a magnitude of earthwork that would create significant air quality effects. Construction generated dust	S	Mitigation is listed in **Section 5.4**.	LTS

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
and emissions would be controlled by standard BMPs. Construction emissions would be negligible given the small area of disturbance and temporary nature of construction activities.			
Biological Resources			
No sensitive biological communities or habitat for special status species were identified within the proposed improvement areas, except for small drainages that may need to be crossed. If City Sewer Connection Option 2 is chosen, horizontal directional drilling or jack and bore techniques would be used to avoid impacts to drainages.	LTS	Mitigation is listed in **Section 5.5**.	LTS
Cultural Resources			
No prehistoric or historic period cultural resources are known to occur within the vicinity of the utility infrastructure improvements. Following mitigation for direct impacts related to accidental discovery would result in a less than significant impact to cultural resources.	S	Mitigation is listed in **Section 5.6**.	LTS
Socioeconomic Conditions			
The costs of water/wastewater improvements would be borne by the Tribe. Therefore, there would be no indirect effects to socioeconomic conditions as a result of water/wastewater improvements.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Transportation/Circulation			
Water/wastewater improvements within road right-of-ways would be limited in scale and duration, resulting only in short-term disturbances to traffic flows. Under both city sewer connection options, the pipeline would cross the railroad tracks running north-south adjacent to the western border of the Twin Cities site, and under Water Supply Option 2 (off-site), the water line would need to cross Hwy 99. Consultation with the appropriate agencies, including the railroad and Caltrans, along with the temporary nature of construction, would ensure there would be no indirect effects to the transportation and circulation network	LTS	None recommended.	LTS
Land Use			
The construction of proposed utility improvements would not result in adverse land use effects as connections would be located underground and all surfaces would be restored to existing conditions after construction is completed.	LTS	None recommended.	LTS
Public Services			
Construction of utility improvements would avoid existing utilities. Overhead electricity lines and telecommunication lines would not be affected. No effects to police, fire, or emergency medical services are expected as access to homes and businesses would be maintained during the construction period.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

ENVIRONMENTAL EFFECT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Noise			
City regulation of construction hours and requirements for installation of noise abatement equipment would minimize minor noise impacts resulting from construction of off-site utility improvements.	S	Mitigation is listed in **Section 5.11**.	LTS
Hazardous Materials			
Construction of the proposed water/wastewater infrastructure improvements could potentially result in hazardous materials effects. The accidental release of hazardous materials used during excavation and construction activities could pose a hazard to construction employees, surrounding residents, and the environment. Additionally, equipment used during excavation and construction activities could ignite dry grass and weeds in construction areas. However, these hazards, which are common to construction activities, would be minimized with adherence to City, state and federal statutes, standard operating procedures, and BMPs.	S	Mitigation is listed in **Section 5.12**.	LTS
Aesthetics			
Because the proposed pipelines would be constructed within a trench that would be backfilled after construction, impacts to aesthetics and community character would be temporary and insignificant.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	Growth-Inducing Effects			
A	Construction opportunities would be temporary in nature, and would not result in the permanent relocation of employees. Alternative A is not expected to significantly stimulate regional housing development. Indirect and induced output could stimulate further commercial growth; however, such demand would be diffused and distributed among a variety of different sectors and businesses in the region. Development in within Sacramento County and/or cities therein would be subject to the constraints of their general plans, local ordinances, and other planning policies and documents. New projects resulting from any induced effect would be subject to appropriate project-level environmental analysis.	LTS	None recommended.	LTS
B	Similar to A, as the project sites are the same, though with a slightly lesser impact due to the creation of fewer employment opportunities because of the reduced size and scope.	LTS	None recommended.	LTS
C	Similar to A, as the project sites are the same, though fewer employment opportunities are created, which would result in a lesser impact.	LTS	None recommended.	LTS
D	Similar to A, due to the similar size and scope of development.	LTS	None recommended.	LTS
E	Similar to D, as the project sites are the same, though with a slightly lesser impact due to the creation of fewer employment	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	opportunities because of the reduced size and scope.			
F	Similar to A, due to the similar size and scope of development.	LTS	None recommended.	LTS
G	No effect.	LTS	None recommended.	LTS
4.15	**CUMULATIVE EFFECTS**			
Geology and Soils				
A	Major changes to topography are not proposed under Alternative A or any of the other cumulative projects listed in **Section 4.15.2**.	LTS	Mitigation listed in **Section 5.2**.	LTS
B	Similar to A.	LTS	Same as A.	LTS
C	Similar to A.	LTS	Same as A. .	LTS
D	Similar to A.	LTS	Same as A.	LTS
E	Similar to A.	LTS	Same as A.	LTS
F	Similar to A.	LTS	Same as A.	LTS
G	No effect.	LTS	Same as A. .	LTS
Water Resources				
A	Stormwater detention basins would be constructed to collect, hold,	S	Mitigation listed in **Section 5.3**.	LTS

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	and treat surface water under Alternative A. The basins would discharge to vegetative swales and level spreaders that release runoff as overland flow into Laguna Creek. Other cumulative projects would have similar precautionary features incorporated into their design. Therefore, implementation of Alternative A in combination with other development would not result in significant cumulative effects to surface water and flooding.			
B	Similar to A.	S	Same as A.	LTS
C	Similar to A.	S	Same as A.	LTS
D	Given the project design of Alternative D, minimal impacts related to flooding would occur. Therefore, implementation of Alternative D would not result in significant cumulative effects to stormwater and flooding.	S	Same as A.	LTS
E	Similar to D.	S	Same as A.	LTS
F	Due to the previous development on the Mall site, an off-site detention basin for Alternative F has previously been designed and built to accommodate runoff. Implementation of Alternative F would not result in significant cumulative effects to stormwater.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
Air Quality				

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	Operational Emissions			
A	Operation of Alternative A would result in the generation of mobile emissions from patron, employee, and delivery vehicles, as well as stationary source emissions from combustion of natural gas in boilers and other equipment. No intersection would have an LOS or an increase in delay that would warrant a carbon monoxide hot spot analysis.	S	Mitigation listed in **Section 5.4.3**.	LTS
B	Similar to A.	S	Same as A.	LTS
C	Similar to A.	S	Same as A.	LTS
D	Similar to A.	S	Same as A.	LTS
E	Similar to A.	S	Same as A	LTS
F	Similar to A.	S	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
	Climate Change			
A	Project related GHG emissions have the potential to result in a significant cumulative effect to climate change. California's strategies and measures would result in a reduction of statewide emissions, including emissions resulting from implementation of Alternative A, to levels below current background levels. Direct	S	Mitigation is listed in **Section 5.4**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	and indirect CO_2e emissions would be above the CEQ's 25,000 MT per year of CO_2e reporting standard.			
B	Similar to A.	S	Same as A	LTS
C	Similar to A.	S	Same as A	LTS
D	Similar to A.	S	Same as A	LTS
E	Similar to A.	S	Same as A	LTS
F	Similar to A**.**	S	Same as A	LTS
G	No effect	LTS	None recommended.	LTS
Biological Resources				

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
A	As identified in **Section 4.5**, the Twin Cities site does not contain USFWS designated critical habitat. Most habitat disturbance as a result of Alternative A would occur in agricultural areas. Five federally listed wildlife species have the potential to occur on the Twin Cities site. Alternative A would not result in significant cumulative effects to nesting migratory birds. The development of other projects considered in the cumulative analysis will comply with the Migratory Bird Treaty Act. Implementation of Alternative A, after mitigation, would not result in adverse effects to waters of the U.S. Other cumulative projects would likewise avoid or mitigate for impacts to wetlands and Waters of the U.S. in compliance with Section 404 of the CWA.	LTS	Mitigation listed in **Section 5.5**.	LTS
B	Similar to A.	LTS	Same as A	LTS
C	Similar to A.	LTS	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
D	Similar to A, except the majority of the impacts from Alternative D are on grassland, historic stock ponds, rural/developed areas, and riparian areas. These habitats provide limited resources for wildlife, are primarily inhabited by animal species accustomed to human disturbances, and are not considered sensitive habitats. Additionally, only four federally listed wildlife species have the potential to occur on the Historic Rancheria site.	LTS	Same as A.	LTS
E	Similar to D.	LTS	Same as A.	LTS
F	Habitat on the Mall site is limited to ruderal/developed interspersed with nonnative grassland patches. The Mall site contains neither habitat for federally-listed species nor any wetlands/waters of the U.S. Alternative F does not have a significant impact on migratory birds, and the development of other projects considered in the cumulative analysis will comply with the Migratory Bird Treaty Act.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
Cultural Resources				
A	As discussed in **Section 4.6**, effects to unknown cultural resources associated with Alternative A would be reduced to a minimal level with the implementation of mitigation measures specified in **Section 5.6**. Approved projects would be required to follow federal, state, and local regulations regarding cultural resources and inadvertent discoveries of cultural resources. All other cumulative projects would be required to avoid or mitigate for	LTS	Mitigation is listed in **Section 5.6**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	impacts to cultural resources in compliance with local, state and federal law.			
B	Similar to A.	LTS	Same as A.	LTS
C	Similar to A.	LTS	Same as A.	LTS
D	Similar to A.	LTS	Same as A.	LTS
E	Similar to A.	LTS	Same as A.	LTS
F	Similar to A.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
	Socioeconomic Conditions			
A	Alternative A may contribute towards cumulative socioeconomic effects including impacts to the local labor market, housing availability, increased costs due to problem gambling, and impacts to local government. These effects would occur as the region's economic and demographic characteristics change, as the population grows, and as specific industries expand or contract. However, these cumulative effects would not be significant due to the existing economic and housing capacity in the region.	LTS	Mitigation is listed in **Section 5.7**.	LTS
B	Similar to A.	LTS	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
C	Similar to A.	S	Same as A.	S
D	Similar to A.	LTS	Same as A.	LTS
E	Similar to A.	LTS	Same as A.	LTS
F	Similar to A.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended	LTS
Transportation				
A	Incremental cumulative impacts to regional intersections and freeway segments/ramps would occur, as detailed in **Section 4.15.3**.	S	See **Section 5.8.3**.	LTS
B	Incremental cumulative impacts to regional intersections and freeway segments/ramps would occur, as detailed in **Section 4.15.4**.	S	See **Section 5.8.3**.	LTS
C	Incremental cumulative impacts to regional intersections and freeway segments/ramps would occur, as detailed in **Section 4.15.5**.	S	See **Section 5.8.3**.	LTS
D	Incremental cumulative impacts to regional intersections and freeway segments/ramps would occur, as detailed in **Section 4.15.6**.	S	See **Section 5.8.3**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
E	Incremental cumulative impacts to regional intersections and freeway segments/ramps would occur, as detailed in **Section 4.15.7**.	S	See **Section 5.8.3**.	LTS
F	Incremental cumulative impacts to regional intersections and freeway segments/ramps would occur, as detailed in **Section 4.15.8**.	S	See **Section 5.8.3**.	LTS
G	No effect.	LTS	None recommended.	LTS
Land Use				
A	Planned development projects within the County and the City are consistent with applicable general plans, specific plans, zoning ordinances, and redevelopment plans. While Alternative A would not be subject to local land use policies, Alternative A would not disrupt neighboring land uses, prohibit access to neighboring parcels, or otherwise conflict with neighboring land uses. Additionally, although the Twin Cites site is currently being used for agricultural production, it is a property planned to be removed from an agricultural designation in the 2030 City General Plan	LTS	Mitigation is listed in **Section 5.9**.	LTS
B	Same as A, as the same policies apply.	LTS	Same as A.	LTS
C	Same as A, as the same policies apply.	LTS	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
D	Same as A, except development of Alternative D on the Historic Rancheria site would not preclude the use of surrounding lands for agricultural purposes		Same as A.	LTS
E	Same as D, as the same policies apply.	LTS	Same as A.	LTS
F	Same as A, except the Mall site is neither being currently used for agricultural production nor zoned for agriculture.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
Public Services				
A	In order to meet the water demands of the projected future growth within the City's service area, including the cumulative projects listed above, the City plans to construct additional infrastructure including a treatment system, wells, and pipelines. Projects approved for connection to the City's water system would pay the appropriate water capital connection charges and monthly service fees. The planned improvements and corresponding fee structure would allow the City to expand its water supply infrastructure to serve Alternative A and other proposed projects. A planned expansion to the City of Galt WWTP would increase capacity to 4.5 million gallons per day (MGD) by 2020. Projected solid waste generation for Alternative A is a small addition to the waste stream and would not significantly decrease the life expectancy of the disposal site and landfills. Due to existing staffing levels, local law enforcement agencies may need additional facilities and equipment	LTS	Mitigation listed in **Section 5.10**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	to meet the increased need for services due to cumulative growth in the region, including Alternative A. With implementation of a service agreement between the Tribe and the CCSD Fire Department, as discussed in **Section 5.10**, payments by the Tribe would compensate the CCSD Fire Department for costs of impacts associated with increased fire protection services at the Twin Cities site. Both SMUD and PG&E are expected to have the capacity to provide service to the site.			
B	Similar to A, as the project site is the same and therefore served by the same service providers.	LTS	Same as A.	LTS
C	Similar to A, as the project site is the same and therefore served by the same service providers.	LTS	Same as A.	LTS
D	Similar to A, with the exception that no municipal water or wastewater systems would be affected by Alternative D as no connections are proposed.	LTS	Same as A.	LTS
E	Similar to D, as the project site is the same and therefore served by the same service providers.	LTS	Same as A.	LTS
F	Similar to A, except the applicable WWTP is the Sacramento Regional WWTP, which can accommodate Alternative F and future development.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Noise				
A	Alternative A would contribute to the cumulative increase in traffic in the area. This would also result in a contribution to cumulative traffic noise effects.	LTS	Mitigation is listed in **Section 5.11**.	LTS
B	Similar to Alternative A, as it will also generate traffic, a major source of noise.	LTS	Same as A.	LTS
C	Similar to Alternative A, as it will also generate traffic, a major source of noise.	LTS	Same as A.	LTS
D	Similar to Alternative A, as it will also generate traffic, a major source of noise.	LTS	Same as A.	LTS
E	Similar to Alternative A, as it will also generate traffic, a major source of noise.	LTS	Same as A.	LTS
F	Similar to Alternative A, as it will also generate traffic, a major source of noise.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
Hazardous Materials				
A	With the incorporation of the BMPs and mitigation outlined in **Section 5.12**, implementation of Alternative A would not result in direct effects associated with hazardous materials management.	LTS	Mitigation is listed in **Section 5.12**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	Approved projects, including those listed previously, would be required to follow applicable federal and state regulations concerning hazardous materials management, including the implementation of construction BMPs dealing with hazardous materials management through the NPDES permitting process.			
B	Similar to Alternative A, as amounts and types of hazardous materials would be similar.	LTS	Same as A.	LTS
C	Similar to Alternative A, as amounts and types of hazardous materials would be similar.	LTS	Same as A.	LTS
D	Similar to Alternative A, as amounts and types of hazardous materials would be similar.	LTS	Same as A.	LTS
E	Similar to Alternative A, as amounts and types of hazardous materials would be similar.	LTS	Same as A.	LTS
F	Similar to Alternative A, as amounts and types of hazardous materials would be similar.	LTS	Same as A.	LTS
G	No effect.	LTS	None recommended.	LTS
Aesthetics				
A	Cumulative development that takes place would be consistent with local land use regulations, including associated design guidelines. Cumulative effects would include a shift from open, undeveloped	S	Mitigation is listed in **Section 5.13**.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	lots to views of developed areas, as well as an increase in the density of urban uses within the City of Galt and Sacramento County. However, the development of Alternative A would be generally consistent with the visual goals of County and City land use regulations. While the Twin Cites site is located adjacent to the Highway 99 (Hwy 99) scenic corridor defined by the City, substantial development is present to the east and south of the Twin Cities site.			
B	Similar to A, as the visual corridor is the same, though lesser, as no hotel tower is proposed.	S	Same as A.	LTS
C	Similar to A, as the visual corridor is the same, though lesser, as no hotel tower or multi-story structure is proposed.	S	Same as A.	LTS
D	Cumulative development that takes place would be consistent with local land use regulations, including associated design guidelines. Other projects in the vicinity of the Historic Rancheria site would be required to conform to County land use plans and ordinances.	LTS	Same as A.	LTS
E	Similar to D.	LTS		LTS
F	Cumulative development that takes place would be consistent with local land use regulations, including associated design guidelines. Cumulative effects would include a shift from open, undeveloped lots to views of developed areas, as well as an increase in the density of urban uses within Elk Grove. However, the development of Alternative F would be generally consistent with the visual goals	LTS	Same as A.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE

TABLE ES-1
SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, AND SIGNIFICANCE

	Environmental Effect	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	of Elk Grove land use regulations. Furthermore, the Mall site is partially developed and substantial development is present to the east of the Mall site.			
G	No effect.	LTS	None recommended.	LTS

Less than Significant = LTS | Significant = S | No Effect = NE | Beneficial Effect = BE